



**ERIC GIBSON**  
INTERIM DIRECTOR

## County of San Diego

### DEPARTMENT OF PLANNING AND LAND USE

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## **BOARD MINUTES**

### HISTORIC SITE BOARD

**October 15, 2007**

**Approved**

*(NOTE: The minutes are a summary of the HSB meetings. Recordings of the meeting are available upon request. Comments are welcome)*

### **ADMINISTRATIVE ITEMS**

#### **ITEM 1 – ADMINISTRATIVE**

##### **A. Board Administrative Matters and General Information**

- **Call to Order**

6:35 pm

- **Members Present:**

Paul Johnson  
Carmen Lucas  
Jim Royle  
Vicki Estrada

- **Staff Present:**

Glenn Russell  
Diane Shalom  
Donna Beddow

**Members Absent:** 3 (Eldonna Lay, Scott Moomjian, and Margie Warner)

**Staff Absent:** 1 (Gail Wright)

- **Other General Information:** None

##### **B. Conflict of Interest Declaration:** No

##### **C. Approval of September 17, 2007 Board Minutes**

Approval of the September 17, 2007 Board Minutes; Motion by Vicki Estrada to approve minutes; 2<sup>nd</sup> by Paul Johnson; motion carried 4-0-0.

##### **D. Reports:**

- San Diego Archaeological Center Saturday October 6, 2007; the Center hosted the Excellence in Archaeology Celebration and Awards Ceremony. The County was

recognized for excellence in Cultural Heritage for its role as a Lead Agency in the restoration and the preservation of the Liffreing House in Rancho San Diego.

#### **E. Announcements**

- San Diego County Archaeological Society, Tuesday October 23, 2007, 7:30 pm at Los Peñasquitos Ranch Adobe: September's program: "Archaeology of the Second International Border Fence: Problems and Solutions", presented by: Therese Muranaka, Ph.D., R.P.A., Associate State Archaeologist, California State Parks
- San Diego County Archaeological Society: Arch in the Park, Saturday, October 20, 2007 at Los Peñasquitos Ranch Adobe.
- California Preservation Foundation; their State Historic Building Code workshop in San Diego Friday, October 26, 2007; San Diego City Hall, Council Committee Room (12th Floor) 202 C Street
- San Diego Archaeological Center, San Pasqual Valley: Saturday, November 10, 2007, 11 am to 1 pm: Marshal South and the Ghost Mountain Experiment: Adapting Indian Ways to Survive and Thrive"; presented by Diana Lindsay, historian and researcher.
- The Architecture of William Hebbard & Irving Gill; Wednesday, October 17<sup>th</sup> 5:30 to 7:30 pm at the Marston House 3525 Seventh Avenue; Reservations requested at 619-297-4650

#### **F. Consent Agenda**

- Consent Agenda: Agenda items 4: Jim Royle moved, 2nd by Paul Johnson; motion carried 4-0-0.

#### **ACTION ITEMS:**

#### **ITEM 3 – U.S. GRANT, JR. RESIDENCE: SITE PLAN WAIVER**

**Location:** 5771 Sweetwater Road; Sweetwater Community Planning Group  
**Supervisor District:** 1 – Greg Cox

**Description:** The U.S. Grant Jr. House was included in the Carriage Hill project approved in February 2006. A rezone for an "H" Special Area Designator to protect the Grant House and surrounding landscape was approved. The "H" Designator requires a Site Plan when ever any changes to the landscaping or the Grant House are requested. The changes proposed to the area within the "H" Designator include a wider access driveway, a revised turnaround in front of the Grant House, and enhanced landscaping and gardening. The applicant is proposing to waive the Site Plan requirement for these changes, and the Board requested additional information. The HSB approved the Grant House for listing as a County Historic Resources Landmark at the September 17, 2007 meeting.

**Today's Action:** Discuss the proposed Minor Deviation changes within the "H" designated area and make a recommendation to the Director of Planning and Land Use.

**Staff Recommendation:** Staff did not have a recommendation to propose to the Board on the site plan waiver.

**Meeting Notes:** Two videos were shown: one by Board Vice-Chairman Paul Johnson which shows details of the U. S. Grant Jr. house, and the second by owner Roger Morgan which provides views of the house and surrounding landscape. Mr. Morgan narrated his photographs and explained areas to be impacted by the site plan modifications. Sweetwater Road was just paved

(after photographs were taken) and should be open soon; temporary driveway was installed. A number of questions were raised at the last HSB meeting as to the details of the proposed modification to the "H" designated area, because of possible impact to the view of the house down the driveway and changes to the area in front of the house. The only concern at this time is that the "H" designated area alongside of the driveway only includes one half of the driveway. Nothing can be done about this; however, the view of the house appears that it will be satisfactory to the Board and that both sides of the road would be maintained by the owner.

**Board Action:** Motion to approve site plan waiver by Vicki Estrada, 2<sup>nd</sup> by Paul Johnson; Motion carried 4-0-0.

#### **ITEM 4: NATIONAL REGISTER OF HISTORIC PLACES (NRHP), DRAFT REVIEW PROCEDURES-**

**Description:** One function of the HSB is to review applications for nominations to the NRHP. Draft procedures have been developed for the review of these nominations by the HSB. The Board is scheduled to approve these procedures. The procedure is attached with proposed changes.

**Board Action:**

Consent by the board

#### **ITEM 5: ARCHAEOLOGICAL SITE VISIT POLICY**

**Description:** This policy has been drafted to guide Historic Site Board members when visits to confidential archaeological sites are required. The Board has reviewed these procedures prior to the previous meeting. The Board can vote to approve this policy. The policy is attached with proposed changes.

**Meeting Notes:** Carmen Lucas wanted to reword the last sentence of paragraph 1- strike after "policy". This policy should be added to the HSB web site.

**Board Action:**

Motion to approve policy by Carmen Lucas; 2<sup>nd</sup> by Jim Royle; motion carried 4-0-0.

#### **DISCUSSION ITEMS**

#### **ITEM 6 – HSB PROJECT REVIEW COMMITTEE**

**Description:** As a result of continuing discussion to determining the threshold at which DPLU discretionary projects should be brought to the HSB for action and comment, the HSB proposes to establish a three-member Project Review Committee to review Department of Planning and Land Use CEQA projects with historic and/or archaeological components and make recommendations to the full board. These would not be projects that are applying for listing on the County's Landmark Listing, or applying for the Mills Act.

**Meeting Notes:**

Chairman Jim Royle and Board member Vicki Estrada reported on a meeting held at the County with a DPLU planner concerning a modification to a Rancho Santa Fe house carport; the house is not on the County's Historic Register. Because this meeting was not noticed, it is not considered an official committee meeting. Setting up a meeting was not inconsistent with the HSB charter, but

meetings must be noticed (10 days in advance). Approval setting up the HSB Project Review Committee will be an action item at the December meeting.

#### **ITEM 7 – DEMOLITION BY NEGLECT OF HISTORIC STRUCTURES**

**Description:** Chairman Jim Royle has drafted letter on behalf of Board to the Interim Director, Department of Planning Use, Eric Gibson, through Glenn Russell, that some action be taken to address the issue of demolition by neglect of formally listed properties.

**Meeting Notes:** Clearly demolition by neglect is an important issue to the preservation of historic resources. However, General Plan Update is at least 3-years out. What is the mechanism for the County to implement an ordinance to address this issue prior to the General Plan Update? Currently, a new DPLU section is being created to draft new ordinances. Glenn Russell will gather additional information to determine feasibility of creating such an ordinance and report at a later date.

#### **ITEM 8 – FUTURE AGENDA ITEMS**

- Next meeting will take place on Monday, November 19, 2007 (third Monday)
- Glen Abbey Memorial Park: "H" Special Area Designation (Rezone Application)

#### **ITEM 9– ADJOURNMENT**

7:25 PM

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#### **APPROVAL OF BOARD MINUTES:**

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*Chairman, Jim Royle*

**November 19, 2007**

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*Vice-Chairman, Paul Johnson*

**November 19, 2007**